

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gloucester County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$12,356,217

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	27			
% of Funds Committed	93.87 %	91.23 %	9	91.92 %	65		67
% of Funds Disbursed	89.99 %	80.86 %	5	82.65 %	77		81
Leveraging Ratio for Rental Activities	0.45	4.8	27	4.67	12		10
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	85.76 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	38.83 %	63.94 %	25	68.72 %	12		11
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.20 %	82.92 %	8	79.93 %	65		71
% of 0-30% AMI Renters to All Renters***	66.67 %	44.85 %	8	44.94 %	79		84
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.16 %	96.10 %	23	94.87 %	21		20
Overall Ranking:			In State:	18 / 27	Nationally:	39	36
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,605	\$27,243		\$25,717	51	Units	4.50 %
Homebuyer Unit	\$9,720	\$16,698		\$14,669	395	Units	34.70 %
Homeowner-Rehab Unit	\$8,816	\$15,248		\$20,391	494	Units	43.40 %
TBRA Unit	\$3,333	\$8,105		\$3,201	199	Units	17.50 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gloucester County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$29,781	\$66,470	\$8,655
State:*	\$104,190	\$93,818	\$17,134
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	64.7	54.7	65.2	68.8	Single/Non-Elderly:	25.5	14.0	12.1	14.6
Black/African American:	33.3	39.4	31.8	28.1	Elderly:	11.8	4.8	46.0	35.7
Asian:	2.0	1.0	0.0	0.5	Related/Single Parent:	51.0	47.6	21.5	30.7
American Indian/Alaska Native:	0.0	0.3	0.4	0.0	Related/Two Parent:	7.8	27.0	15.4	8.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0	Other:	3.9	6.6	5.1	11.1
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.3	0.2	0.0					
ETHNICITY:									
Hispanic	0.0	3.3	2.4	2.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	23.5	17.6	38.1	50.8	Section 8:	41.2	3.3 [#]		
2 Persons:	43.1	25.7	30.0	22.1	HOME TBRA:	0.0			
3 Persons:	21.6	29.0	16.2	10.1	Other:	23.5			
4 Persons:	7.8	15.8	6.7	5.5	No Assistance:	35.3			
5 Persons:	3.9	7.6	3.0	5.5					
6 Persons:	0.0	2.8	4.3	3.0					
7 Persons:	0.0	1.0	1.0	1.0					
8 or more Persons:	0.0	0.5	0.8	2.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				67

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gloucester County Consortium

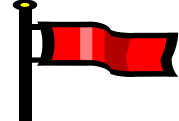
State: NJ

Group Rank: 39
(Percentile)

State Rank: 18 / 27 PJs

Overall Rank: 36
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	38.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.2	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	92.16	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

